

MINUTES OF BOARD OF APPEALS MEETING OF October 2, 2012: Town Hall Banquet Room

I. ADMINISTRATIVE BUSINESS

Chairman Peter DeTerra – Opened the meeting at 6:00 p.m.

Quorum/Attendance – All Present

Members Present – Chairman Peter DeTerra, Vice-Chairman Francis Cox, Jr., Daryl Manchester, Peg Cook, Joe Borelli, Rene Fleurent, Jr. (Assoc.), Al Silva (Assoc.), Ken Kendall (Assoc.) and Jaime DeSousa (Assoc.)

Minutes: Chairman DeTerra asked for a motion to accept the minutes of September 4, 2012. Mr. Cox, Jr. motioned to accept the minutes. Mr. Fleurent, Jr. seconded. The vote was unanimous.

II. PUBLIC HEARING:

1. Petitioner: Paul Kennedy, 22Fishermans Road, Plat 43A, Lot 246; Certificate #21252; 198-18: Short 13’ of the required 30’ front setback on a corner lot and 12% over the maximum allowed building coverage of 15% in a RR District.

Mr. Fleurent, Jr. removed himself from the meeting. This is a continued hearing from September 4, 2012. Mr. Cox, Jr. motioned to reopen the hearing. Mr. Borelli seconded. The vote was unanimous. Mr. Kennedy presented plans for the Board to review which are part of this record. The request remains as previously presented except the proposed garage was moved to be 6’ from the north property line and 7’ from the west property line. The garage will improve the property and allow for a secure place to store his belongings. The garage is designed to resemble the dwelling.

Mr. Ulrichson, 12 Ebony Street, is in favor of the proposal. Ms. Morris, 24 Fishermans Road, is in favor of the proposal. Mr. Anderson, 20 Fishermans Road, spoke against the proposal stating his property abuts both sides of 22 Fishermans Road and the proposal is too large and intrusive for the property. He stated he had met with Mr. Kennedy and had been assured the request would be downsized to 18’x22’. For this reason, others opposed to the original project did not attend this hearing. Mr. Kennedy state he needed the size for his cars and belongings and upon further consideration did not want to go smaller.

Mr. Borelli asked if there is only one door proposed for the garage and whether the two sheds presently existing on the property would be removed. Mr. Kennedy stated the garage door is 16’x7’ and the two sheds are to be removed.

Mr. Silva motioned to grant the Variance. Mr. Cox, Jr. seconded.

Members voting to grant the Variance: Mr. Cox, Jr., Mr. Borelli, Ms. Cook and Mr. Silva.

Members opposed: Mr. Kendall

The Variance is GRANTED with a vote of four (4) in favor and one (1) opposed.

2. Petitioner: Michael R. DesRosches & Margaret Loranger, 34 Smith Street, Plat 29B, Lots 38, 39, 50, 51; Book 3740 and Page 4; 198-18: Short 2’ of the required 20’ side setback in a RR District.

The petition was read and there were 21 abutters notified. The petitioner proposes to construct a 16’x16’ deck on the east side of the house. There were no abutters present to comment.

There were no questions from the Board.

Mr. Cox, Jr. motioned to grant the Variance. Mr. Borelli seconded.

Members voting to grant the Variance: Mr. Cox, Jr., Mr. Borelli, Ms. Cook, Mr. Manchester and Mr. DeSousa.

Members opposed: none.

The Variance is GRANTED with a vote of five (5) in favor and none (0) opposed.

III. OTHER BUSINESS:

ADJOURNMENT

Mr. Silva moved to adjourn the meeting. Mr. Kendall seconded. The vote was unanimous. The meeting was adjourned at 6:15 PM.

Respectfully Submitted,
Patricia Fowle, Secretary
To the Board of Appeals